



REMAX
Property

40b Ballantyne Place, Livingston, EH54 6TG
Offers Over £193,000



Looking to secure a beautifully presented two-bedroom end-terrace home with a private driveway in the popular area of Eliburn? This could be the perfect property for you.

Set within the popular, family-friendly neighbourhood of Eliburn, Team Lauren and Rodaidh are delighted to bring this beautifully presented two-bedroom end-terrace home to the market.

A welcoming entrance leads into a bright front-facing lounge, while the modern kitchen/diner to the rear features integrated appliances and French doors opening directly onto the garden, creating a fantastic space for both everyday living and entertaining.

Upstairs, the main bedroom benefits from fitted storage, alongside a generous second bedroom and a modern family bathroom. Outside, the property features a monoblock driveway providing convenient off-street parking, while the fully enclosed rear garden offers a combination of patio, lawn and decking, creating an attractive and versatile outdoor space.

Tenure: freehold. | Council Tax Band: C

Eliburn is a popular residential area of Livingston, ideally located for access to a wide range of local amenities, schools and excellent transport links. Livingston North railway station is nearby, providing regular services towards Edinburgh and Glasgow, while the M8 motorway network is also within easy reach for commuters. Residents benefit from convenient access to Livingston's main shopping and leisure facilities, including The Centre and Livingston Designer Outlet, along with supermarkets, restaurants, cafés and recreational facilities. Eliburn Park is a particular highlight of the area, offering a large reservoir, woodland walks, open green spaces and a well-equipped play park, making it ideal for walking, cycling and enjoying the outdoors. With its combination of green space, strong transport connections and easy access to Livingston town centre, Eliburn continues to be a highly desirable location for a wide range of buyers.

Hallway

The entrance has wood-effect laminate flooring and neutral painted walls, with a glazed front door and a window to the side allowing additional light into the space. A radiator sits beneath the window, while the area also benefits from power points, a ceiling-mounted pendant light and a ceiling-mounted smoke detector.

Lounge

12' 6" x 12' 4" (3.81m x 3.77m)

The lounge continues with the wood-effect laminate flooring from the entrance and is finished with neutral painted walls. A large window to the front of the property allows plenty of light into the room, with a radiator positioned beneath. Glazed double doors lead through towards the kitchen and dining area, helping connect the main living spaces. The room also benefits from a ceiling-mounted light, ceiling-mounted smoke detector and a large storage cupboard beneath the staircase, which houses the fuse board and electrical meters.

Kitchen/ Diner

15' 7" x 8' 2" (4.74m x 2.48m)

The kitchen and dining area is finished with vinyl tiled flooring and grey painted walls, with a range of white wall and base units complemented by wood-effect laminate work surfaces and white metro-style tiled splashbacks. The kitchen is fitted with a stainless steel sink and drainer board under the rear-facing window, a built-in electric oven, built-in combi boiler, four-ring gas hob, stainless steel extractor hood and integrated fridge freezer, with included washing machine and tumble dryer. The room opens into a defined dining area, with glazed double doors connecting back through to the lounge, while sliding doors provide direct access to the rear patio and garden. Additional features include a ceiling-mounted light, pendant light above the dining area, radiator, wall-mounted extractor fan, heat detector and carbon monoxide detector.





Landing

A beige carpeted staircase leads to the upper level, finished with a white handrail and neutral painted walls. The carpet continues across the landing, which provides access to both bedrooms and the bathroom, as well as a large built-in storage cupboard. The landing also benefits from a ceiling-mounted pendant light, ceiling-mounted attic hatch and power point.

Bathroom

6' 8" x 6' 0" (2.04m x 1.84m)

The bathroom is fitted with a white three-piece suite comprising a bath with rainfall shower above and glazed shower screen, pedestal wash hand basin and toilet. Grey wet-wall panelling surrounds the bath and continues to approximately half height around the remainder of the room, with the upper walls painted white. A glazed rear-facing window provides additional light, while further features include dark tiled flooring, a chrome heated towel radiator, wall-mounted mirror, ceiling-mounted light and extractor fan.

Bedroom 2

9' 8" x 8' 5" (2.94m x 2.57m)

Double Bedroom well-proportioned room finished with beige carpeted flooring and neutral painted walls. A rear-facing window overlooks the garden and allows good natural light into the space, with a radiator positioned beneath. The room offers useful built-in storage through a fitted wardrobe and has ample floor space for bedroom furniture. Additional features include a ceiling-mounted light and power points.





Primary Bedroom

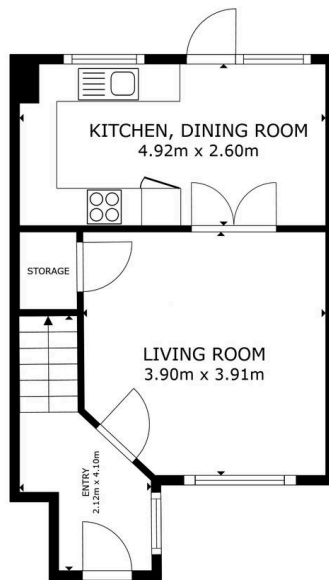
12' 4" x 8' 11" (3.76m x 2.73m)

The primary double bedroom is positioned to the front of the property and features cream carpeted flooring with white painted walls and a contrasting brown feature wall. A wide front-facing window provides an open outlook and brings in plenty of daylight, while built-in wardrobes offer useful storage without taking up additional floor space. The room also includes a radiator, ceiling-mounted light and power points, with enough space to accommodate a double bed and accompanying bedroom furniture.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

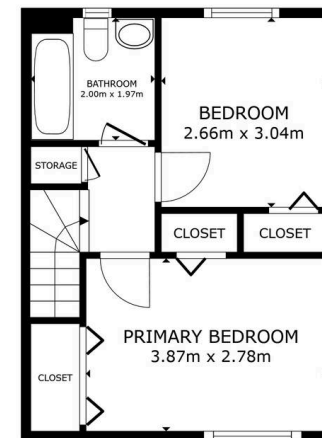
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 35.0 m² FLOOR 2 31.6 m²
TOTAL: 66.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 35.0 m² FLOOR 2 31.6 m²
TOTAL: 66.6 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.